



FINDERS

Tailor Made Investments

השקעות נדל"ן
אטרקטיביות ביוון

3is Septemvriou 35 & Stournari, Omonia, Athens



[Appartment a 3rd Septemvriou 35 & Stournari \(matterport.com\)](https://matterport.com)

HIGHLIGHTS

An apartment located on the fourth floor of a seven-storey apartment building at 3is Septemvriou 35 & Stournari Street. (corner building). The layout of the apartment consists of an entrance hall with WC, kitchen with auxiliary balcony, living room with dining area, second smaller living room, two bedrooms and a bathroom. The apartment is corner, luminous, with balconies, windows, a security entrance door and a small storage room of 1.24sqm in the basement. From the balcony of one bedroom there is a view of the Acropolis. The building is mixed use, with apartments, offices and apartments for tourist use. A concierge is available for all business days, so the building is maintained clean and orderly at all times. Recently an interior painting of the entire building was performed, and the elevator is new.

The building's plot is 394 sqm.

Price of the property (key-ready)	195,000€
Total built area in sqm	105.5
Price per sqm	1848€













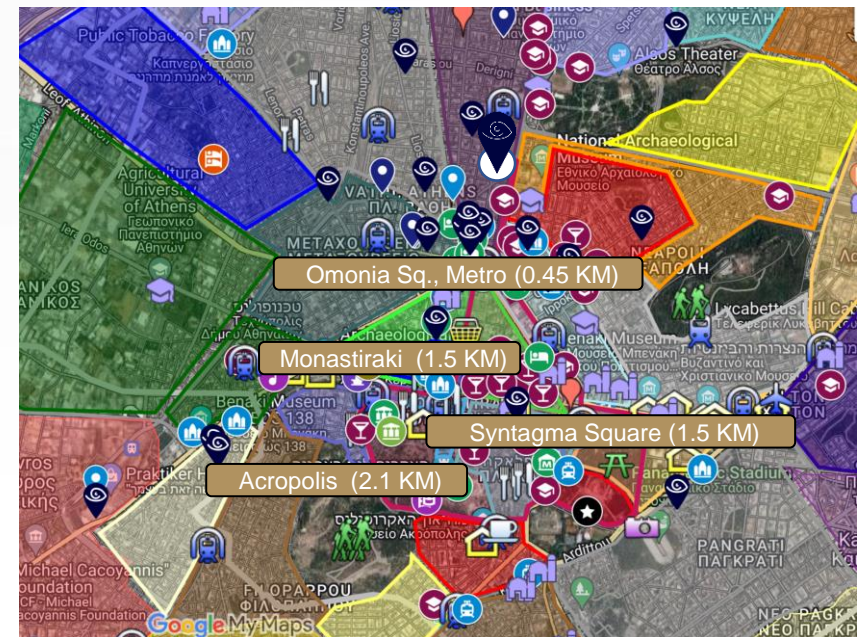
3is Septemvriou 35 & Stournari, Omonia, Athens

This spacious apartment is located in a privileged spot in the center of Athens. Its location is equal to Omonia Square and Exarchia Square, 550m, having the metro station "Omonia" and the under construction "Exarchia". The area is flooded with theaters, cafes, shops, but also many educational institutions, such as the Technical University of Athens and the National Archaeological Museum.

Besides all the above, the "Pedion Areos" is just 750m away, offering a green park for sports and cultural activities available to all citizens.

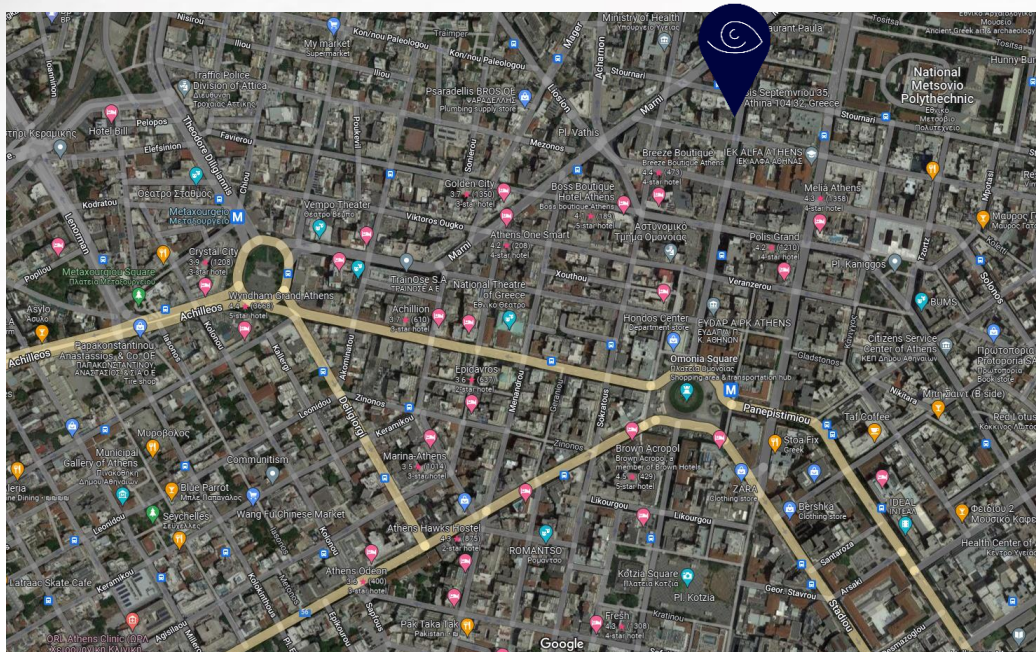
Distance from Omonia sq. & metro station in km	0.35
Distance from National Archaeological Museum in km	0.4
Distance from Monastiraki in km	1.4
Distance from Syntagma square in km	1.5
Distance from Acropolis in km	2
Distance from Acropolis museum in km	2.5
Distance from the airport in km	38.7

ABOUT THE AREA



3is Septemvriou 35 & Stournari, Omonia, Athens

MAP & STREET VIEW



Omonia Square

The property is located near Omonia Square. The square is a bustling place where tourists, street vendors and passersby meet. The square was a cosmopolitan meeting place for people from the middle-class until World War II, with many large hotels, such as the Megas Alexandros and the Bageion Hotel. After the war, restaurants, theaters, cafes and hotels were built near the square. An extensive renovation of the square was completed on early 2020.

Today, many hotel chains purchase and lease properties around the square, for example: the Old County Hall building will become a Marriott chain hotel; The Brown Hotel chain acquires and leases properties around the square and operates varying star rating hotels: the former Old La Mirage Hotel, Ilion Hotel, Acropol Hotel, Theatrou Street property; The British Foundation recently purchased the Titania Hotel (400 rooms) at a cost of € 55,000,000; Wyndham Hotel Group opens another hotel in the square (in addition to the hotel currently operating not far from Omonia Square); The Hilton Hotels chain is also in the process of acquiring a property and renovating it to a luxury hotel near the square; In addition, the French company Boisee Finances is currently acquiring a property near the National Archeology Museum to make it another luxury hotel.





Omonia Square after the Renovation - February 2020



[Link to a video about the renovation of the square](#)



PLACES OF INTEREST



- **Flea market** - Located in a small grove near Omonia Square (350m from the property).
- **The National Archaeological Museum** - One of the most important and prominent museums in Athens (400m from the property).
- **Aghios Konstantinos Church** - A monumental basilica built in 1896-1876 (400m from the property).
- **The National Theater** – An impressive building built between 1882 and 1890 by the architect Ernest Ziller in an eclectic style (550m from the property).
- **Kotzia Square** - One of the most famous squares in Athens. It houses the City Hall, the National Bank, the Municipal Theater and the Presidential Estate (750m from the property).
- **Kentriki Agora Central Market** - Located near Omonia Square and housed in a huge 19th century style metal structure. Visitors to the place are guaranteed a celebration of fish, seafood and meats, plenty of vegetable and fresh fruit stalls. Around the building are more small markets that also offer various food products (900m from the property).
- **The National Library of Greece** - The building was designed in a neoclassical style by the Danish architect Thophil Fryer von Hansen as part of a trilogy of neoclassical buildings, together with the Greek National Academy of Sciences and the University of Athens. The library was founded in 1832. The library's collections now contain 4,500 manuscripts, a collection of scripts and antiquities (1km from the property).

RESTAURANTS & NIGHTLIFE CLOSE TO THE PROPERTY



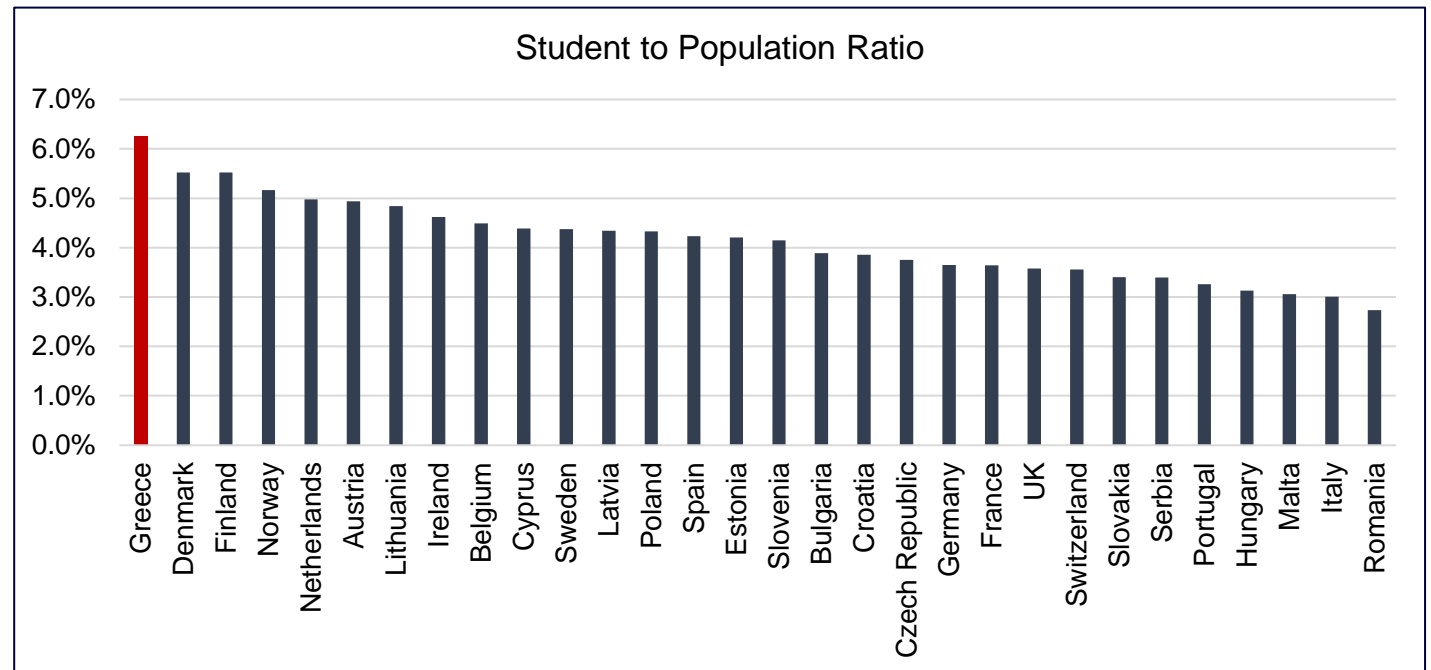
- Nostimo - Bar-Restaurant (400m from the property)
- An Club - Night club and live performances (450m from the property)
- Keenkies Café - Street Food, Greek (550m from the property)
- Tpatá - Traditional Greek tavern (550m from the property)
- Cookoomela Grill - Greek, Mediterranean, Vegetarian Restaurant (550m from the property)
- Crepexarchia (550m from the property)
- Rozalia - Traditional Greek family restaurant (650m from the property)
- Filomila - Vegetarian restaurant (650m from the property)
- Mystic Pizza & Pasta - Restaurant, pizzeria, vegetarian food (700m from the property)
- Rakoumel - Restaurant (700m from the property)
- Ta Agrafa - Greek and European food (700m from the property)
- Yantes - Tavern with courtyard serving organic food (700m from the property)
- Barbagiannis - Traditional Greek tavern (700m from the property)
- Valteziana - Pizzeria (750m from the property)
- Frau Bar - Coffee Bar (750m from the property)
- O Aris - Greek restaurant and tavern (800m from the property)
- Seychelles - Greek and European food (1.1km from the property)
- The Clumsies - Coffee Shop (1.1km from the property)
- Six d.o.g.s - One of the trendiest and most famous bars in Athens (1.3km from the property)
- Attic Urban Rooftop - Coffee Shop (1.4km from the property)

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Academic Institutions in Athens

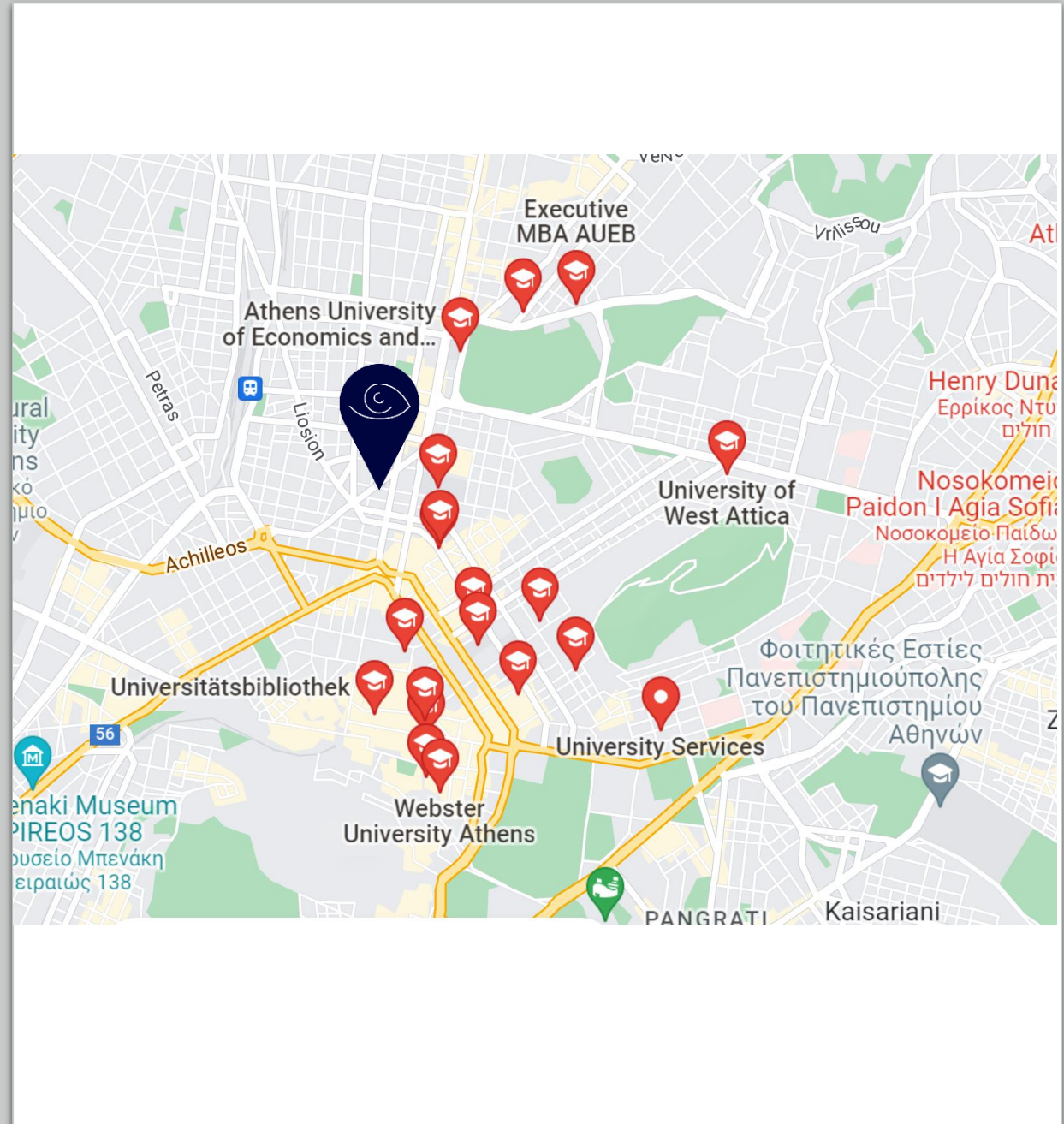
Greece is the most educated country in Europe by student population ratio!



- More than 470,000 students all over Greece.
- More than 150,000 in Athens.
- More than 60 universities, 30 of them - in Athens.
- Most of the academic institutions are located downtown.
- Only 8 universities offer student dorms. The rest of the students usually rent apartments / rooms throughout Athens.
- Only 3,000 beds in government dorms.
- The University of Athens for Economics and Business (AUEB) was ranked high in the ranking of the world's best universities in 2018 (<http://www.eduniversal-ranking.com/>).

Academic Institutions near the Property

- Vellios School of Art (120m from the property)
- National Technical University of Athens - School of Architecture (290m from the property)
- Hellenic Open University (450m from the property)
- Astropaideia (850m from the property)
- Athens University of Economics (900m from the property)
- Mediterranean College (1m from the property)
- National and Kapodistrian University of Athens (1.1km from the property)
- AKTO (1.2km from the property)
- University of The Aegean (1.5km from the property)
- University of Cambridge ESOL (1.3km from the property)
- Agricultural University of Athens (1.5km from the property)





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